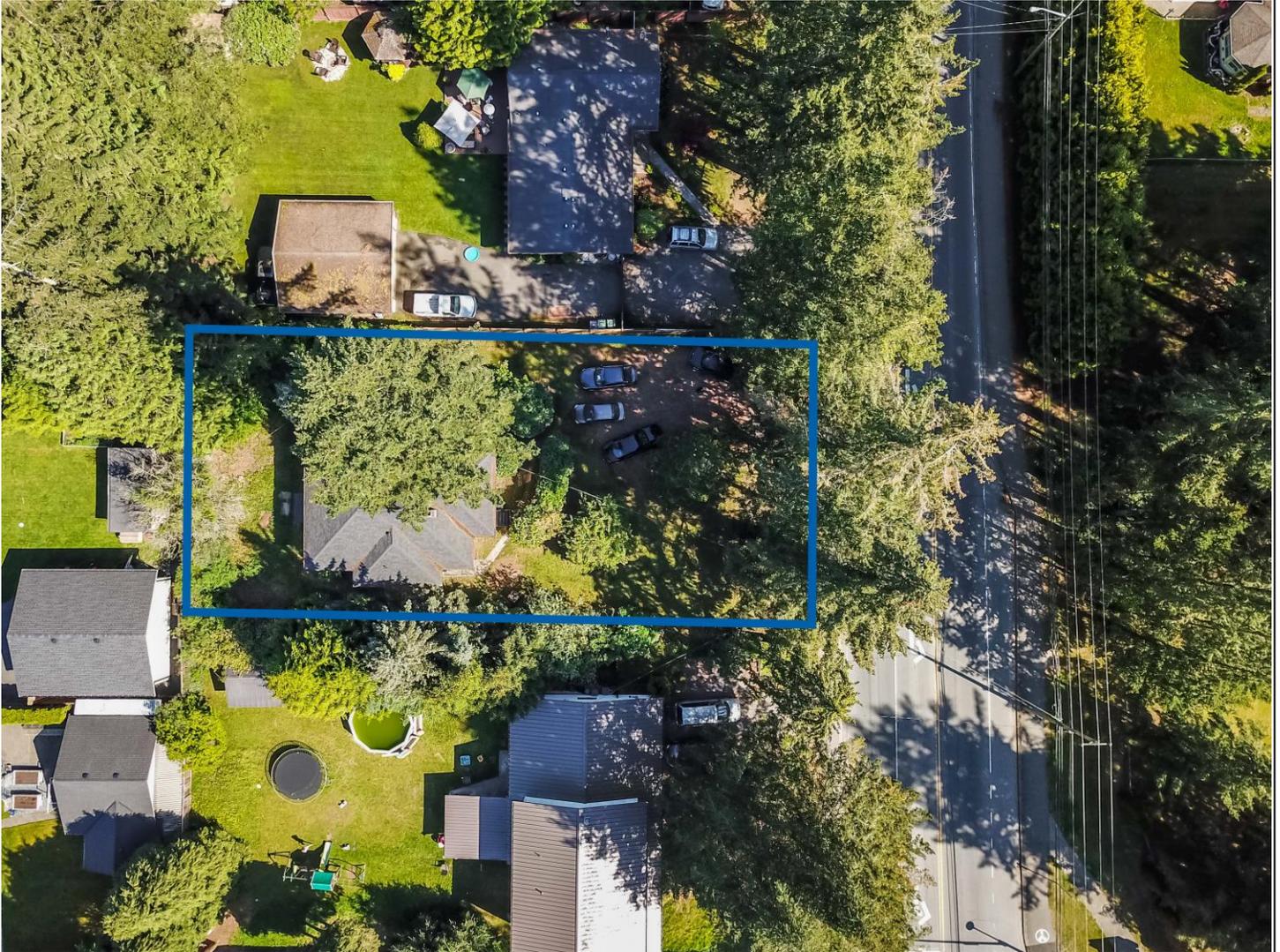


For Multi-Picture Tours Go To:  
[www.mitten-realty-services.com](http://www.mitten-realty-services.com)



**3769 208 Street, Langley**

**735,000**

**Excellent 12,180 SQFT Building Lot In Desirable Brookwood Area**

12,180 square foot lot in the desirable Brookwood area with older home priced at land value and would make a great place to build your dream home. Across from Brookwood High School sports field and tennis courts and close to all amenities in Brookwood. A must see.

**Doug, Bonnie or David Mitten**



**(604)533-3231**

All information contained in this brochure while thought to be reliable is not guaranteed to be accurate and should be verified by the purchaser.

# Features Of This Fine Home...

**Main Level: 1,107 SQUARE FEET.**

**Living Room: 17'7 x 12'3**



**Eating Area: 10'x7'6**



**Kitchen: 14'5 x 10'**



**4-Piece Main Bathroom:**



**Bedroom: 12'4 x 11'4**



**Bedroom: 12'4 x 10'3**



**Bedroom: 12'4 x 9'7**

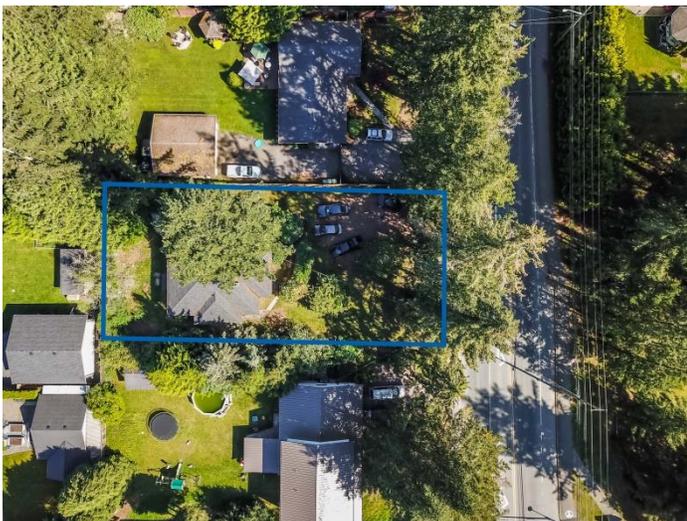


**Unfinished Basement: 1,107 SQFT**

**FEATURES OF THIS FINE HOME:**

- 🏡 **12,180 square foot lot in the desirable Brookwood area with older home priced at land value and would make a great place to build your dream home**
- 🏡 **Across from Brookwood High School sports field and tennis courts and close to all amenities in Brookwood.**
- 🏡 **Taxes 2018 - \$3,959.57**
- 🏡 **Lot on Municipal Water.**

**LAND: 12,180 SQFT**



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Township of Langley



Township of  
**Langley**  
BC

# Geosource Map

Map printed on: Wednesday, May 15, 2019

Township of Langley



The data provided is a compilation of geographic information drawn together from a variety of sources, historic and current, and does not necessarily include everything and anything for a particular purpose; and the person utilizing this information does so entirely at their risk as the Township of Langley assumes no obligation or liability for the use of this information by any person and makes no representations or promises regarding the completeness or accuracy of the information or its fitness for a particular purpose.





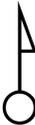
Township of Langley



Township of  
**Langley**  
BC

# Geosource Map

Map printed on: Wednesday, May 15, 2019  
Township of Langley



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# 15-311

**SUBDIVISION PLAN OF  
 PORTION OF LOT 16 OF  
 BLOCKS 3 and 4 OF E. 1/2 OF  
 N.E. 1/4 SEC. 26, TP. 7, PLAN 13967,  
 and  
 LOT 192 OF N.E. 1/4 SEC 26, TP. 7  
 PLAN 42757  
 NEW WESTMINSTER DISTRICT.**

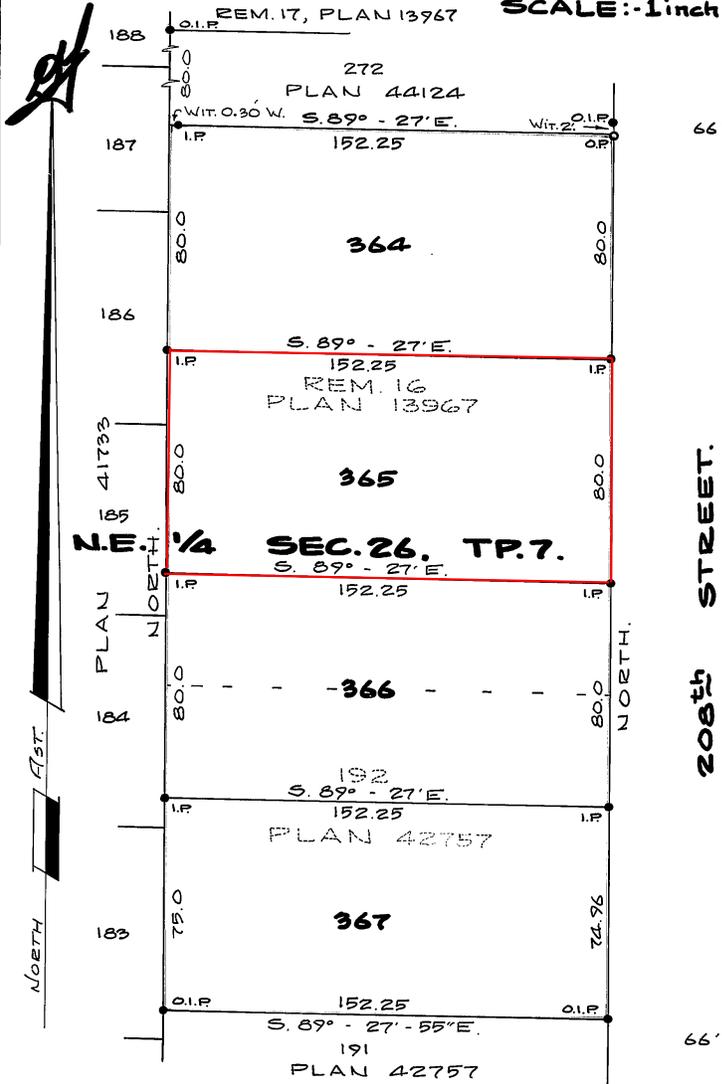
**PLAN:**

**55321**  
*Ref. P78441*

DEPOSITED IN THE LAND REGISTRY  
 OFFICE AT NEW WESTMINSTER, B.C.  
 THIS 16 DAY OF August 1978

**SCALE: 1 inch = 40 feet.**

*A.H. Eubank*  
 REGISTRAR.



I, F. R. BONN OF ABBOTSFORD, B.C.,  
 BRITISH COLUMBIA LAND SURVEYOR  
 MAKE OATH AND SAY THAT I WAS  
 PRESENT AT AND DID PERSONALLY  
 SUPERINTEND THE SURVEY REPRE-  
 SENTED BY THIS PLAN AND THAT  
 THE SURVEY AND PLAN ARE  
 CORRECT. THE SAID SURVEY WAS  
 COMPLETED ON THE 13<sup>th</sup> DAY OF  
 JULY 1978.

*F.R. Bonn*  
 SWORN BEFORE ME THIS 14<sup>th</sup> DAY OF  
 JULY 1978.

*[Signature]*  
 A COMMISSIONER FOR TAKING  
 AFFIDAVITS IN BRITISH COLUMBIA.

**LEGEND.**

- BEARINGS ARE ASTRONOMIC DERIVED FROM PLAN 13967
- OO.P. - OLD WOODEN POST FOUND
- O.I.P. - OLD IRON POST FOUND
- I.P. - IRON POST SET.

APPROVED UNDER THE LAND  
 REGISTRY ACT, THIS 16 DAY  
 OF August 1978.

*K.R. Major*

APPROVING OFFICER  
 THE CORPORATION OF THE  
 TOWNSHIP OF LANGLEY.

THIS PLAN LIES WITHIN THE  
 CENTRAL FRASER VALLEY  
 REGIONAL DISTRICT.

*[Signature]*  
 OWNER

*[Signature]*  
 WITNESS

OWNER

WITNESS